

PRELIMINARY PLAT APPLICATION

PROPERTY DESCRIPTION:

Proposed Subdivision Name: SILVER CREST ADDITION

Blocks and Lots: LOTS 1-17, BLOCK A
LOTS 1-8, BLOCK B

General Property Location (street name and block number or nearest cross street):
(1001) NE/COR. S. MAIN STREET @ S. PIPELINE ROAD EAST

Current Legal Description (abstract and tract number): W.G. MATTHEWS A-1052

Acreage: 4.991 ACRES Intended Land Use: RESIDENTIAL SUBD.

Current Zoning (including the number of acres contained within each district):
PD FOR SINGLE FAMILY

Proposed Zoning (including the number of acres to be contained within each district): —

Are any modifications to public facilities required with this proposed facility? ☒ Yes ☐ No

PROPOSED BUILDING STATISTICS:

Number of Lots Proposed:	Smallest Lot:	If Residential:
Single Family Lots <u>25</u>	Lot # <u>4/A</u>	Number of Units: <u>—</u>
Duplex Lots <u>—</u>	Lot Size: <u>6000 sq. ft.</u>	Acres: <u>—</u>
Multifamily Lots <u>—</u>	Largest Lot:	Density (Units/Acre): <u>—</u>
Commercial Lots <u>—</u>	Lot # <u>6/A</u>	
Industrial Lots <u>—</u>	Lot Size: <u>9510 sq. ft.</u>	
Other (Specify) <u>—</u>	Average Lot Size: <u>—</u>	
TOTAL <u>25</u>		

SIGNATURES:

Property Owner/Agent: <u>NAZZARO TEXAS PROPERTIES, LLC</u>	Developer: <u>SILVER CREST GROUP LLC</u>
Signature: <u>JOSEPH NAZZARO</u>	Signature: <u>MIKE NAWAR</u>
Mailing Address: <u>1001 S. MAIN STREET</u>	Mailing Address: <u>1000 N. PIPELINE ROAD</u>
City: <u>EULESS</u> State: <u>TX</u> Zip Code: <u>76040-5438</u>	City: <u>IRVING</u> State: <u>TX</u> Zip Code: <u>75061</u>
Telephone: <u>(972) 994-1953</u>	Telephone: <u>(972) 790-4300</u>
Fax: <u>()</u>	Fax: <u>(972) 790-4346</u>
Email: <u>joenazzaro@aol.com</u>	Email: <u>mikenawar@hotmail.com</u>

SIGNATURES:

MAR 04 2014

Design Engineer or Land Planner: Name: <u>JDJR ENGINEERS & CONSULTANTS, INC.</u> Signature: <u>[Signature]</u> Mailing Address: <u>2500 TEXAS DRIVE #100</u> City: <u>IRVING</u> State: <u>TX</u> Zip Code: <u>75062</u> Telephone: <u>972 252-5357</u> Fax: <u>972-252-8958</u> Email: <u>jdjr@jdjr.com</u>	Surveyor: Name: <u>JDJR ENGINEERS & CONSULTANTS, INC.</u> Signature: <u>[Signature]</u> Mailing Address: <u>2500 TEXAS DRIVE #100</u> City: <u>IRVING</u> State: <u>TX</u> Zip Code: <u>75062</u> Telephone: <u>972 252-5357</u> Fax: <u>972 252-8958</u> Email: <u>khoefer@jdjr.com</u>
ACKNOWLEDGMENTS	
I, the undersigned, being the property owner of record, hereby make application for approval of the attached Plat or Land Plan.	
<u>[Signature]</u> Property Owner's Signature	<u>2/28/14</u> Date
<u>JOSEPH A. NAZZARO</u> Property Owner's Name, Printed	

OFFICE USE ONLY:

Fee Paid:	Received By:	Date Received:	Case Number:	H.T.E. Number:
<u>\$27500</u>	<u>Alicia D</u>	<u>3/3/14</u>	<u>14-03-PP</u>	<u>14-B00003</u>

Plat CLK #1799



INFORMATION TO BE INCLUDED ON ALL PRELIMINARY PLATS

The Development Services Group WILL NOT REVIEW any drawings that are missing any applicable check list items. Please mark all that apply and submit signed list with the application. Application will not be accepted unless this list is submitted.

Plat Layout

- ☒ Title Block near lower right corner.
- ☒ City approval block.
- ☒ Names, addresses, telephone and fax numbers of preparer, applicant, property owner.
- ☒ Signature and seal of Plat preparer (on every submittal)
- ☒ North indicator, Graphic scale, Sheet number
- ☒ All print is to be 5' on a scale of 1 inch = 50 feet
- ☒ Vicinity map to scale
- ☒ Boundary of the site, with true bearings to nearest second and distances to nearest hundredth. Exact layout of all arc lengths, radii, deflection angles, chord lengths and bearings, and tangent lengths and bearings.
- ☒ Location, size, and purpose of all easements, including but not limited to utilities, drainage, flowage, and emergency access
- ☒ Additional documentation necessary for the dedication or conveyance of easements or rights of way as required by the City
- ☒ Lot lines with bearings and distances
- ☒ Block and Lot designations
- ☒ Square feet of street right-of-way to be dedicated to the City of Euless
- ☒ Square feet or acreage of each lot in a table or placed on lots
- ☒ Required building setbacks
- ☒ Location of correct number of property corners to be monumented (see UDC 84-441 section (5) a). Identify in a table the horizontal control data for each monument required. Include vertical control data at Final Plat.
- ☒ Grid bearing and distance to two city control monuments, for at least two corner monuments
- ☒ True bearing and distance to the nearest established streetline that has known and identifiable point (commencing).
- ☒ Special restrictions such as flood way, adjacent minimum finished floor elevations, and perpetual maintenance agreements for floodway and flood plain
- ☒ Outline of all property which is offered for dedication to public use, with purpose indicated
- ☒ Outline of all property that may be reserved by deed covenant for the common use of the property owners in the subdivision or addition.

Notes, Certifications

- ☒ Owner's Certificate and Dedication Form with complete legal description
- ☒ Surveyor's Certification Form
- ☒ Impact Fee Table including note at bottom of table.
- ☒ Note that installation and dedication of public improvements will be made prior to the submission of final plat.
- ☒ Use true bearings on plats and legal descriptions submitted to this city. Place a note that provides the rotational angle and combined scale factor for conversion from true grid to city grid.
- ☒ Perpetual Maintenance Agreement statements and filing data for offsite Perpetual Maintenance easements and agreements

MAR 04 2014

BY:

- ☒ Note stating "Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law and is subject to fines and withholding of utilities and building permits."
- ☒ If property is located east of Euless Main Street, add an Avigation Easement statement and a note stating "This property is within Aircraft Noise Zone B. All noise sensitive uses will be constructed to achieve a 25 decibel reduction from outside to inside."
- ☐ Entry easements to allow City inspectors to enter the property being platted for the purpose of inspecting the construction of public improvements, if required by staff

Surrounding Property and Street Information (200 feet around subject property)

- ☒ Property lines; existing right of way widths; street intersections, street names, and street center lines.
- ☒ Filing data, owner's name, easements by separate instrument, etc.

PLAT PREPARER'S ACKNOWLEDGEMENT:

I prepared this Plat in accordance with the City of Euless Unified Development Code.

Kerry M. Hoepner
Plat Preparer's Signature

28 FEB, 2014
Date

KERRY M. HOEPNER
Printed Name

SURVEY MGR.
Printed Title